



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Agreement with First Church of Nazarene at 2223 West Kettleman Lane

MEETING DATE: August 5, 1998

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council: 1) approve the agreement with First Church of Nazarene at 2223 West Kettleman Lane to dedicate right of way in exchange for construction of street improvements on Tienda Drive and Kettleman Lane and authorize the City Manager to sign on behalf of the City; and 2) authorize the City Manager to execute an addendum to the Sunwest XIV, Unit No. 1 Improvement Agreement, and appropriate \$70,000.

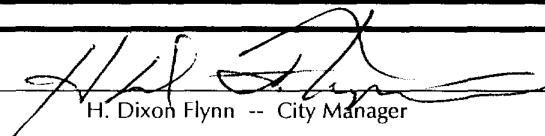
BACKGROUND INFORMATION: In October 1996, the City Council directed staff to prepare agreements to provide for the orderly development of Tienda Drive and Kettleman Lane in conjunction with proposed development in the area. An agreement was prepared and presented to the Church; however, the City was unable to reach agreement with the Church and the improvements fronting the Church property along Kettleman Lane could not be installed with The Vintage development at 2145 West Kettleman Lane.

Recently the Church reconsidered its position and offered to sign the City's original proposal to dedicate the street right of way for both Tienda Drive and Kettleman Lane in exchange for the installation of street improvements (see the attached map). The development of Sunwest XIV, Unit No. 1, which includes street improvements on Tienda Drive, is currently under construction. This project includes the construction of street improvements adjacent to Roget Park. With the Church's dedication of right of way, the entire width of Tienda Drive can now be developed. An agreement addendum to the Sunwest XIV, Unit No. 1 Improvement Agreement covering the improvements on the Church property will also be prepared. The Kettleman Lane improvements will be delayed until development of the adjacent undeveloped parcels or when deemed necessary by the City.

The street improvements to be installed for the Church on Tienda Drive include curb, gutter, sidewalk, street paving, and two driveways. A temporary storm drain connection will also be made to the property. The estimated cost of the improvements, including engineering, is \$35,000. The City will install utilities in Tienda Drive at this time and prepare a reimbursement agreement requiring the Church to pay its fair share of utility construction upon connection. The Church will be responsible for payment of development impact mitigation fees, sewer capacity fees, and any other fees in effect at the time of connection to public utilities or development of the property.

The agreement with the Church does not run with the land. That means if this parcel, or any portion of it, changes ownership, the City's obligations to the Church under the agreement will terminate.

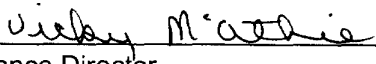
APPROVED: _____

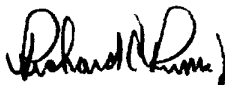

H. Dixon Flynn -- City Manager

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The City will also install the street improvements on the south side of Tienda Drive on the property purchased from the Dunscombes for additional park land. The developer of the property on the south side of Tienda Drive will be responsible for the repayment of the street improvement and water main installation costs under a reimbursement agreement to the City.

FUNDING: Gas Tax funds - \$70,000.

Funding Available: 
Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon Blaufus, Administrative Assistant

RCP/SB/lm

Attachment

cc: First Church of the Nazarene

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
KEITH LAND
Mayor Pro Tempore
ROBERT J. JOHNSON
STEPHEN J. MANN
PHILLIP A. PENNINO

CITY OF LODI

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July 29, 1998

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

First Church of the Nazarene
Attn: Steve Benjestorf
2223 West Kettleman Lane
Lodi, CA 95242

SUBJECT: Agreement with First Church of Nazarene at 2223 West Kettleman Lane

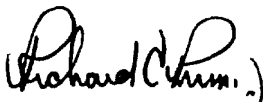
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, August 5, 1998. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Blaufus at 333-6800, ext. 658, or City Engineer Bob Murdoch at 333-6706.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk